

MITIGATED NEGATIVE DECLARATION

PROJECT NUMBER: 04-089-(5)

1. DESCRIPTION:

The applicant is requesting a Conditional Use Permit to authorize continued use of the site for movie filming and movie set construction in addition to typical agricultural activities consistent with the operation of a ranch. The use involves the construction, filming and demolition of movie sets and the use of more permanent sets for multiple productions. One building, the Country Bear Hall, labeled as number 9 on the site plan, was originally built as a movie set and is being proposed for conversion into a permanent structure to be used for company assemblies and with the addition of an associated restroom. Removal of 14 oak trees and encroachment into the protected zone of five (5) oak trees are proposed for required relocation of the primary access and driveway. Operating hours for the ranch are typically between 6:00 am and 6:00 pm. Four single family residences exist on the site, two of which are occupied, one by the ranch manager and the other by the ranch foreman. The foreman's residence is to be relocated out of the 100-year flood plain.

2. LOCATION:

19802 Placerita Canyon Road, Newhall

3. PROPONENT:

Golden Oak Ranch Properties
19802 Placerita Canyon Road
Newhall, CA 91321

4. FINDINGS OF NO SIGNIFICANT EFFECT:

BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT WITH MODIFICATION AS IDENTIFIED ON THE PROJECT CHANGES/CONDITIONS FORM INCLUDED AS PART OF THE INITIAL STUDY.

5. LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:

THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS MITIGATED NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012

PREPARED BY: Zoning Permits I Section, Department of Regional Planning

DATE: Revised December 19, 2006

PROJECT CHANGES/CONDITIONS DUE TO ENVIRONMENTAL EVALUATION

PROJECT No. CUP 04-089

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment.

The permittee shall deposit the sum of \$3,000 with the DRP within 30 days of permit approval in order to defray the cost of reviewing and verifying the information contained in the reports by a Mitigation Monitoring Program (MMP).

Flood Hazard

Permittee shall meet all applicable local and FEMA flood protection requirements for conversion of "Country Bear Hall" to a permanent structure and associated addition of a restroom.

Permittee shall relocate foreman's/caretaker residence from the 100-year flood plain to an appropriate site outside the flood plain.

Fire and Noise Hazard

All on-site test explosions shall be conducted under the supervision of the Los Angeles County Fire Department. Prior notification shall be provided to the Department of Parks and Recreation and adjacent neighbors regarding noise.

Water Quality and Riparian Habitat

All temporary structures, including movie sets, shall not encroach upon two blue line streams, Placerita Creek and Heil Creek and their riparian embankments without the permittee first obtaining a stream alteration permit pursuant to Sections 1601 through 1603 of the State Fish and Game Code.

Biota

Vegetation outside of set construction boundary depicted on the site plans and within blue line streams and their riparian embankments, shall not be disturbed without obtaining appropriate permits.

Replacement oak trees shall be planted onsite according to County Forester conditions.

Project related activities, only pertaining to construction of the relocated driveway, likely to have the potential of disturbing suitable bird nesting habitat shall be prohibited from February 1 through August 31, unless a biological monitor acceptable to the Director of Planning surveys the project area prior to disturbance to confirm that disturbance to habitat will not result in the failure of nests on-site or immediately adjacent to the area of

disturbance. Disturbance shall be defined as any activity that physically removes and/or damages vegetation or habitat, any action that may cause disruption of nesting behavior such as noise exceeding 90dB from equipment, or direct artificial night lighting. Surveys shall be conducted on the subject property within 300 feet of disturbance areas (500 feet for raptors) no earlier than seven (7) days prior to the commencement of disturbance. If an active nest is discovered on-site or can be reasonably deduced to exist immediately adjacent off-site (in cases where access to adjacent properties is prevented), the project biologist shall demarcate an area to be avoided by construction activity until the active nest(s) is vacated for the season and there is no evidence of further nesting attempts. This demarcated area will incorporate a buffer area surrounding the active nest that is suitable in size and habitat type to provide a reasonable expectation of breeding success for nesting birds. Limits of avoidance shall be demarcated with flagging or fencing. The project proponent shall record the results of the surveys and recommended protective measures described above and submit the records to the Department of Regional Planning to document compliance with applicable State and Federal laws pertaining to the protection of native birds.

Cultural Resources

The permittee shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures.

Visual Qualities

All temporary structures constructed in excess of 35 feet in height shall not be located within sight of the scenic viewsheds of Placerita Canyon Road or State Highway 14.

Utilities

The permittee shall be required to prepare and implement programs to divert solid waste from landfills including, but not limited to, waste reduction and recycling programs, to the satisfaction of the Department of Public Works, Environmental Programs Division.

Traffic/Access

The permittee shall meet Department of Public Works, Traffic and Lighting Division requirements to provide a line of sight distance of 585 feet for the main-gate access at Placerita Canyon Road, or relocate the main-gate access and submit a revised site plan and file an oak tree permit if removals and/or encroachments to oak trees are required.

Environmental Safety

The permittee shall install methane gas protection systems in all existing or proposed structures located within 200 feet of an active, abandoned, or idle oil or gas well, after obtaining permits from the Department of Public Works, Environmental Programs Division in compliance with Section 110.4 of the Los Angeles County Building Code.

Mitigation Compliance

As a means of ensuring compliance with all above mitigation measures, the applicant is responsible for submitting an annual mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary until such time as all mitigation measures have been implemented.

As the permittee, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

GOLDEN OAK RANCH PROPERTIES

By: Amy Bamber
Permittee

12-21-06
Date

☐ No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project.

Staff

Date